

**ASSESSMENT APPEALS BOARD MINUTES
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA**

Friday, December 9, 2005

The Assessment Appeal Board of the County of San Luis Obispo, State of California, met in regular session at 9:00 o'clock A.M., in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

PRESENT: Appeals Board Members Mr. Tom Baron, Mr. Lynn Cooper, Alternate and Chairperson Kem Weber

ABSENT: Appeals Board Member Ms. Jenele Buttery

Mr. Wyatt Cash, Deputy County Counsel, is present and represents the Assessment Appeals Board.

Mr. Bob Spurgeon, Mr. Jim Mallon, and Ms. Charron Sparks, Deputy Assessors, are present and sworn.

- (1) This is the time set for members of the public wishing to address the Board on items not set on the Agenda.

Chairperson Weber: opens the floor to the public without response.

- (2) **Application No. 2004-108, APN 060,542,036, and Application No. 2005-005, APN 077,091,019, and 077,091,010, Arroyo Heritage, LLC,** is presented.

Mr. Scott W. Wall: Attorney for the Applicant, is present.

Mr. Jim Mallon: describes the property and presents **Assessor's Exhibit A - Appraisal.**

(MR. TOM BORDONARO, COUNTY ASSESSOR, IS NOW PRESENT.)

Mr. Wall: discusses the history of the properties; speaks to the two points of difference being the rent value per foot and the Cap rate (**Applicant's Exhibit 1 - Income Property Valuation**).

Board members: address their concerns regarding the Applicant's appraiser not being present.

Mr. Wall: requests a continuance to allow his allow his appraiser to be present at the hearing.

Thereafter, on motion of Mr. Baron, seconded by Mr. Cooper and unanimously carried, the Board continues Application Nos. 2004-108, and 2005-005, Arroyo Heritage, LLC, to January 13, 2006 at 9 a.m..

Mr. Wall: requests the Board continue the matter to March 17, 2006 due to a conflict.

Thereafter, on motion of Mr. Baron, seconded by Mr. Cooper and unanimously carried, the Board amends the prior motion and continues Application Nos. 2004-108, and 2005-005, Arroyo Heritage, LLC, to March 17, 2006 at 9 a.m.

- (3) **Minutes for the September 23, 2005 Assessment Appeals Board Hearing, are presented.**

Thereafter, on motion of Mr. Baron, seconded by Mr. Cooper, with Ms. Buttery being absent, motion carries and the minutes of the September 23, 2005 Appeals Board Hearing are approved as presented and the Chairperson is instructed to sign the same.

- (4) **Approval of Findings of Fact for Application No. 2004-105, John D. Hyde, are presented.**

Thereafter, on motion of Mr. Baron, seconded by Mr. Cooper, with Ms Buttery being absent, motion carries and on Application No. 2004-105, Hyde, the Board adopts the Findings of Fact as presented and the Chairperson is instructed to sign the same.

- (5) This is the time set for approval of the indexed values for **Application No. 2004-103, Elizabeth Cava.**

A motion by Mr. Baron, seconded by Mr. Cooper, to approve the indexed values for Application No. 2004-103, Cava, is discussed.

Mr. Bordonaro requests time to get the indexed values to be read into the record.

The motion maker and the second withdraw their motion and said item is continued to later today.

- (6) This is the time set for discussion regarding continuing education for Assessment Appeal Board members and alternates.

Clerk: presents a letter from Mr. Kelley requesting a continuance on this matter to the January 13, 2006 meeting.

Mr. Cash: highlights the history of the Small Claims lawsuit filed by Mr. Joe Kelly and the meeting with Supervisor Ovitt, Supervisor Bianchi, Mr. Bordonaro and County Counsel; the outcome of the meeting was to ask the Assessment Appeals Board to discuss continuing education for the Appeals Board Members.

Board members: express their support for continuing education.

Mr. Cooper: states he would like to be present at the meeting and asks the item be continued to the March 17, 2006 meeting.

Thereafter, on motion of Mr. Baron, seconded by Mr. Cooper, and unanimously carried, the Board agrees to continue the discussion regarding continuing education for Assessment Appeal Board Members and Alternates to March 17, 2006.

- (7) **Application No. 2004-103, Elizabeth Cava,** is brought back on for approval of the indexed values.

Ms. Lesa Silva: Deputy Assessor, is present and sworn; the indexed values are read into the record as follows: Date of Value January 1, 2005, on APN 012,243,017, the full indexed value of land is fixed at \$103,904, the full value for improvements is fixed at \$135,075, for a total indexed value of \$238,979.

Thereafter on motion of Mr. Baron, seconded by Mr. Cooper, with Ms. Buttery being absent, motion carries and the Board approves the indexed values for Application 2004-103, Cava, Date of Value January 1, 2005, on APN 012,243,017, the full indexed value of land is fixed at \$103,904, the full value for improvements is fixed at \$135,075, for a total indexed value of \$238,979.

- (9) **This is the time set for Board members, Assessor and/or Staff to bring up items to be discussed at the next meeting.**

Chairperson Weber: calls for comments without response.

On motion duly made and unanimously carried, the Assessment Appeals Board of the County of San Luis Obispo, State of California, does now adjourn.

Chairperson

ATTEST:

JULIE L. RODEWALD, County Clerk-Recorder
and Ex-Officio Clerk of the Assessment Appeals Board

By:
Deputy Clerk-Recorder
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